

City of Taylorsville
CITY COUNCIL MEETING
Minutes

Wednesday, July 5, 2006
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

BRIEFING SESSION

Attendance:

Mayor Russ Wall

Council Members:

Chairman Morris Pratt
Vice-Chairman Jerry Rechtenbach
Council Member Bud Catlin
Council Member Les Matsumura

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Virginia Loader, City Recorder
Mark McGrath, Community Development Director
Nick Norris, City Planner

Excused: Council Member Lynn Handy, Robin Kishiyama, Council Coordinator

Others: Blaine Smith, Gaylord Scott, Katie Larsen

BRIEFING SESSION

18:03:52 Chairman Morris Pratt conducted the Briefing Session, which convened at 6:03 p.m. City Recorder Virginia Loader conducted a Roll Call Vote wherein four Council Members were present and Council Member Lynn Handy was excused. The Council reviewed the Administrative Report, after which the agenda was discussed.

18:08:07 Chairman Pratt announced that the Closed Session has been postponed.

REGULAR MEETING

Attendance:

Mayor Russ Wall

Council Members:

Chairman Morris Pratt
Vice-Chairman Jerry Rechtenbach
Council Member Bud Catlin
Council Member Les Matsumura

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Mark McGrath, Community Development Director
Gerry Orr, City Finance Director
Virginia Loader, City Recorder
Cheryl Peacock Cottle, Deputy City Recorder
Wayne Dial, Acting Chief of Police
Donald Adams, Economic Development Director

Excused: Council Member Lynn Handy, Robin Kishiyama, Council Coordinator

Citizens: Blaine Smith, Gaylord Scott, Katie Larsen, John Gidney, Jessica Thomson, Emily Jewkes, Bip Daniels, Kelly Lund, Dean Paynter, Dave Goddard, Kristie Overson, Aimee Newton, Richard Brunson, Scott Finlinson, Steven Wilde, Janice Auger, Angelo Calacino, Chris Gamvroulas, Blaine Smith, Marilyn Wilde, Maurene Chandler, David Chandler, Valerie Colby, John Rees, Paul Ekblad, Suzanne Oliver, Ron White, Jolene Dearden, Bart Ferrin, Tonya Ferrin, Brooks Bradshaw

1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

18:32:57 Chairman Morris Pratt called the meeting to order at 6:33 p.m. and welcomed those in attendance. City Recorder Virginia Loader conducted a Roll Call Vote wherein four Council Members were present and Council Member Handy was excused.

1.1 Pledge of Allegiance – Opening Ceremonies – *Stacie Despain, Youth City Council*

18:33:20 Jessica Thomson, of the Taylorsville Youth Council, directed the Pledge of Allegiance.

1.2 Reverence – *Emily Jewkes, Youth City Council* (Opening Ceremonies for July 12, 2006 to be arranged by Council Member Bud Catlin)

18:34:15 Youth Council Member Emily Jewkes offered the Reverence.

18:34:59 Chairman Pratt recognized members of a scout troop from the Bennion 6th Ward, who were in attendance.

1.3 Citizen Comments

18:35:23 Chairman Morris Pratt reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

18:36:35 Michael Grow urged the Council to proceed quickly to adopt the City's General Plan.

18:37:43 Scott Finlinson also spoke encouraging the Council to make a decision on the General Plan as soon as possible.

18:38:47 City Administrator John Inch Morgan stated that he has not yet received the results from the consultant on the General Plan, but should have them very soon.

There were no additional citizen comments, and Chairman Pratt closed the citizen comment period.

1.4 Mayor's Report

18:39:08 Mayor Russ Wall reported on the success of the recent Taylorsville Dayzz event. He cited statistics showing an increase in attendance over last year.

18:41:09 Mayor Wall thanked Scott Lundberg for his ten years of service on the Board of Adjustments. The Mayor also recognized Joan Rushton-Carlson for her service as an alternate on the Taylorsville Planning Commission.

18:41:50 The Mayor recognized Richard Brunson, who has served as the director for the Taylorsville Symphony Orchestra since 2001. He stated that, as Mr. Brunson is moving, his position is being filled by Craig Ferrin, of the Salt Lake Community College Orchestra. Mayor Wall presented Mr. Brunson with a plaque of appreciation from the City.

1.5 Recognition of the Best of Taylorsville Home and Business Beautification Award – Kelly and Mary Lund – *Dave Goddard, Chairman Pratt*

18:43:48 LARP Committee Chair Dave Goddard presented Kelly Lund and his wife, Mary (who is also a Taylorsville City Employee) with the "Best of Taylorsville Home and Business Beautification Award," as selected by the Taylorsville Leisure, Arts, Recreation and Parks

Committee. Mr. Goddard thanked Dean Paynter for helping to organize this program and recognized Crown Trophies and Applebees Restaurant for their donations.

18:46:51 Mayor Wall thanked Dave Goddard for organizing the First Annual Taylorsville 5k Run, which was held on July 1, 2006, with 200 runners participating.

2. REPORTS

There were no reports presented.

3. APPOINTMENTS

- 3.1 **Planning Commission – Area 2 – Kristie Overson – Reappointed to a Three-Year Term**
Planning Commission – Area 4 – Dama Barbour – Reappointed to a Three-Year Term
Planning Commission – At Large – Robert “Bip” Daniels – Reappointed to a Three-Year Term
Planning Commission – Alternate (At Large) – Bruce Holman – Appointed to a Two-Year Term – *Mayor Russ Wall*

18:48:24 Mayor Wall recognized Kristie Overson, Dama Barbour, Bip Daniels and Bruce Holman and nominated them to serve as Members of the Taylorsville Planning Commission.

18:49:17 Council Member Bud Catlin **MOVED** to appoint the Mayor’s nominations for the Taylorsville Planning Commission, as presented. Council Member Jerry Rechtenbach **SECONDED** the motion. Chairman Pratt called for discussion on the motion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Handy-excused, Matsumura-yes, Pratt-yes, and Rechtenbach-yes. **All City Council members present voted in favor and the motion passed unanimously.**

- 3.2 **Board of Adjustment – Steven Wilde – Reappointed to a Four-Year Term**
Board of Adjustment – Eric Robinson – Appointed to a Five-Year Term
Board of Adjustment (Alternate) – Scott Fausett – Appointed to a Five-Year Term – *Mayor Russ Wall*

18:50:06 Mayor Wall nominated Steven Wilde, Eric Robinson, and Scott Fausett to serve as Members of the Taylorsville Board of Adjustment.

18:51:08 Council Member Jerry Rechtenbach **MOVED** to appoint the Mayor’s nominations, as presented, to the Taylorsville Board of Adjustment. Council Member Bud Catlin **SECONDED**

the motion. Chairman Pratt called for discussion on the motion. It was noted that Steven Wilde will be appointed to a four-year term and the others to five-year terms. Mr. Rechtenbach amended his motion accordingly. There being no additional discussion, Chairman Pratt called for a vote. The vote was as follows: Catlin-yes, Handy-excused, Matsumura-yes, Pratt-yes, and Rechtenbach-yes. **All City Council members present voted in favor and the motion passed unanimously.**

4. CONSENT AGENDA

4.1 Minutes – RCCM 06-21-06

4.2 Amend Public Hearing Date for Truth in Taxation Hearing from August 2, 2006 to Tuesday, August 8, 2006 – 6:30 p.m.

18:52:27 Council Member Les Matsumura **MOVED** to adopt the Consent Agenda. Council Member Jerry Rechtenbach **SECONDED** the motion. Chairman Pratt called for discussion on the motion. Bud Catlin asked that the Consent Agenda be described, and Chairman Pratt did so. There being no further discussion, Chairman Pratt then called for a roll call vote. The vote was as follows: Catlin-yes, Handy-excused, Matsumura-yes, Pratt-yes, and Rechtenbach-yes. **All City Council members present voted in favor and the motion passed unanimously.**

5. PLANNING MATTERS

5.1 Continuation of Public Hearing – 6:30 p.m. – To Consider an Appeal of a Planning Commission Decision Concerning a 38 Dwelling Unit Residential Development at 3200 West and 6200 South – Mark McGrath

18:53:53 Community Development Director Mark McGrath illustrated the subject property and gave a brief history on the project, commonly known as Ivory Highlands. He reviewed the Phase 10 Preliminary Site Plan. Mr. McGrath described conditions that were placed by the Planning Commission and which Ivory Development is now appealing. He cited Chapter 13.28 of the City Code regarding a C-2 Commercial Zone and listed conditional uses. He defined Apartment Buildings, Dwelling Groups, and Planned Unit Developments. Chapter 13.42, regarding Planned Unit Development, was then reviewed.

Mr. McGrath noted that Ivory and City Staff met to try and resolve issues with the project. He reminded the Council that they have the ability to amend certain portions of the City code. He described a wording change that would clarify the rules and resolve outstanding issues with Ivory. Mr. McGrath then illustrated the current site plan for the project, which is for 9 units per acre and meets the density requirements for the C-2 Zone.

19:13:37 Mr. McGrath described the latest decision and conditions of the Planning Commission and stated that Ivory Development objects to the Planning Commission's condition that the road be public, rather than private.

19:14:24 Mr. McGrath addressed comments and questions from the Council. Several clarifications were made.

19:18:07 Chairman Pratt re-opened the public hearing regarding this matter and invited the appellant to speak.

19:18:28 Chris Gamvroulas, of Ivory Development and Ivory Homes, gave in-depth background on the approval process and described the various phases for the development. He cited some statistics generated by a recent traffic study. He said that Ivory takes exception to the Planning Commission's requirement for a public road. Mr. Gamvroulas asked the Council to consider the merits of the proposed project and to overturn the Planning Commission's decision regarding conditions 14 and 15.

19:51:20 Mr. Gamvroulas answered questions for the Council.

19:52:13 Chairman Pratt opened the Public Hearing.

19:52:26 Aimee Newton spoke concerning her neighborhood's concerns about density and said that it makes sense to her to require a public road. She also cited issues with traffic and safety. She made a suggestion regarding a potential road alignment. Ms. Newton asked that the Council uphold the Planning Commission's decision.

19:55:45 Janice Auger stated that she has been involved from the very beginning with the approval process for Ivory Highlands. She said that a commercial development would not work at this site and the current proposal is a good use of the property. She suggested that this development will meet the housing needs of some Taylorsville residents. Ms. Auger stated that she supports Ivory Highland's request to remove the Planning Commission's conditions.

19:58:39 Brooks Bradshaw spoke in objection to Ivory's proposed development, indicating that, as a recent homebuyer, he has been misled. He said that he believes a private road is not feasible. He asked that Ivory be held accountable and that the City Council stand behind the Planning Commission's decision.

20:00:56 Angelo Calacino made clarification regarding the Planning Commission's decision. He stated reasons that removal of the conditions placed is not warranted.

20:05:05 There were no additional comments, and Chairman Pratt declared the public hearing on this matter closed.

20:05:26 Mr. Gamvroulas addressed questions from the Council.

20:15:09 Mr. McGrath also made some clarifications upon request.

20:18:07 Chris Gamvroulas responded to the comments made during the public hearing.

20:20:44 Chairman Pratt listed options available to the Council regarding this matter.

20:21:46 Council Member Catlin **MOVED** to take this matter under advisement at a Closed Session next Wednesday, July 12th, and render a decision at that time; with the decision then to be documented by the City Attorney. Council Member Matsumura **SECONDED** the motion. Discussion was held regarding the intent and some clarifications were made. There being no additional discussion, Chairman Pratt called for a vote. The vote was as follows: Catlin-yes, Handy-excused, Matsumura-yes, Pratt-yes, and Rechtenbach-yes. **All City Council members present voted in favor and the motion passed unanimously.**

6. FINANCIAL MATTERS

There were no financial matters for consideration.

7. OTHER MATTERS

There were no other matters.

8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)

20:26:56 Chairman Pratt clarified that the Council is not holding up the adoption of the General Plan. He stated that he anticipates the Plan will be back before the Council at the first City Council Meeting in August.

20:28:02 Chairman Pratt called for clarification on whose responsibility it is to lock and unlock the Unleash Area at Millrace Park. City Administrator John Inch Morgan stated that Animal Services unlocks in the morning and Taylorsville Police are responsible for locking at night. He confirmed that an oversight was recently made by Salt Lake County Animal Services personnel. Mr. Morgan affirmed that Animal Services is monitoring the park at regular intervals.

20:30:33 Mr. Morgan stated that 102 permits for the off-leash area were sold last Saturday, with 51 being for Taylorsville residents and 51 being for non-residents. He clarified that it is now up to residents to obtain permits from Salt Lake County Animal Services.

20:31:51 Council Member Catlin asked about vacancies being filled in the Building Department. Mr. Morgan reported that employees previously working for Sunrise Engineering have now been hired in the City's Building Department. Mayor Wall described reasons that previous issues with Sunrise Engineering's customer service should now be resolved.

20:35:03 Chairman Pratt suggested that information on the West Nile Virus be submitted from the City to be included in the Taylorsville Kearns Journal. Katie Larsen will help follow up.

20:36:37 Mr. Catlin made suggestions regarding the Circuit Breaker Program which will be implemented for senior residents in Taylorsville.

9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)

20:37:56

- 9.1 City Council Briefing Session – Wednesday, July 12, 2006 – 6:00 p.m.**
- 9.2 City Council Meeting – Wednesday, July 12, 2006 – 6:30 p.m.**
- 9.3 City Council Briefing Session – Wednesday, August 2, 2006 – 6:00 p.m.**
- 9.4 City Council Meeting – Wednesday, August 2, 2006 – 6:30 p.m.**
- 9.5 Truth in Taxation Hearing – Tuesday, August 8, 2006 – 6:30 p.m.**
- 9.6 Special City Council Work Session – Tuesday, August 8, 2006 – 7:00 p.m.**

10. CALENDAR OF UPCOMING EVENTS

20:38:16

- 10.1 Cinderella – July 13, 14, 15th – 8:30 p.m. – Salt Lake Community College**

11. ADJOURNMENT

20:38:23 Council Member Les Matsumura **MOVED** to adjourn the City Council Meeting. Council Member Bud Catlin **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Handy-excused, Matsumura-yes, Pratt-yes, and Rechtenbach-yes. **All City Council members present voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:38 p.m.

Virginia Loader, City Recorder

Minutes approved: CC 07-12-06

Minutes Prepared by: Cheryl Peacock Cottle, Deputy Recorder